



VERONICA S. SHOEMAKER BLVD. - AADT 14,800±

**LSI**  
COMPANIES

OFFERING MEMORANDUM

# VAN BUREN STREET

20± ACRE DEVELOPMENT OPPORTUNITY | RESIDENTIAL OR LIGHT INDUSTRIAL RE-ZONE

## PROPERTY SUMMARY

**Property Address:** 3840 & 3841 Van Buren Street  
Fort Myers, FL 33916

**County:** Lee

**Property Type:** Vacant Land

**Property Size:** 20± Acres total | 871,200± Sq. Ft.

**Zoning:** RS-6

**Future Land Use:** Residential Low Density

**Utilities:** Water, sewer, and electricity in  
close proximity to the site.

**Number of Parcels:** 2

**Tax Information:** \$322 (2025)

**STRAP Number (s):** 29-44-25-P4-00105.0030;  
29-44-25-P4-00106.0040

LIST PRICE:

**\$3,550,000**

\$177,500 PER ACRE

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## SALES EXECUTIVE



**Alec Burke, CCIM**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Alec Burke, CCIM**

aburke@lsicompanies.com

o: (239) 489-4066 m: (563) 505-2197

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

- 20± acre site zoned RS-6
- Robust demand for both light industrial facilities and new housing
- Cleared site with very little fill required for development
- Centrally located in a rapidly growing market
- Near a thriving industrial corridor, suitable for large-scale light industrial development
- Adjacent to established residential communities, supporting future housing demand
- Less than a 10 minute drive to I-75, US-41, and State Road 82
- Water, sewer, and electricity in close proximity to the site

## ADDITIONAL ACREAGE

- Adjacent 4.61± acres to the north-west, also available
- Adjacent 4.65± acre parcel to the north-east also available
- Total of 29.26± acres available, all with RS-6 zoning



# ADDITIONAL ACREAGE



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ADDITIONAL 4.61± ACRES  
AVAILABLE FOR SALE

VAN BUREN ST.

ADDITIONAL 4.65± ACRES  
AVAILABLE FOR SALE

- Adjacent 4.65± acres to the north-east also available
- Adjacent 4.61± acres to the north-west, with 630' of frontage on Auger Drive, also available
- Total of 29.26± acres available with the purchase of the adjacent parcels

## PROPOSED SITE PLAN

- 154 Townhome Units
- Primary access from Hanson Street



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AUGER DRIVE



## PROPOSED SITE PLAN

- Light Industrial Flex/Warehouse space
- Gross floor area: 286,222 Sq. Ft.
- Building area: 314,070 Sq. Ft.
- 609 Parking spaces
- Buffering around nearby residential community

# PROPERTY AERIAL



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**ADDITIONAL 4.65± ACRES  
AVAILABLE FOR SALE**

**ADDITIONAL 4.61± ACRES  
AVAILABLE FOR SALE**

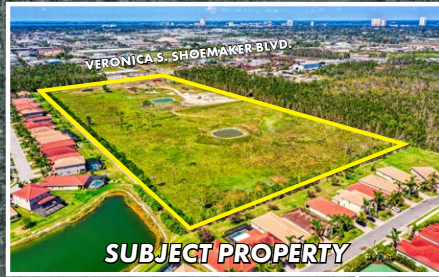


# RETAIL MAP



41

S. CLEVELAND AVE.



VERONICA S. SHOEMAKER

HANSON ST.



METRO PKWY.

FOWLER ST.



WINKLER AVE.

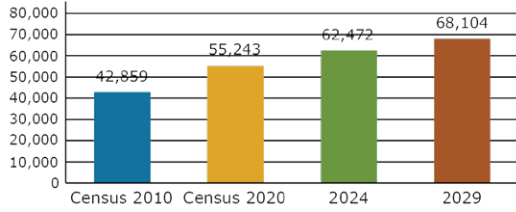


INTERSTATE 75

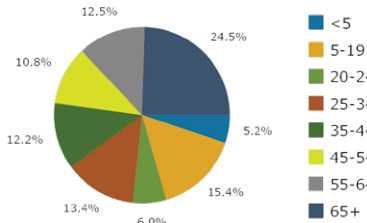


AREA DEMOGRAPHICS - 5 MILE RADIUS

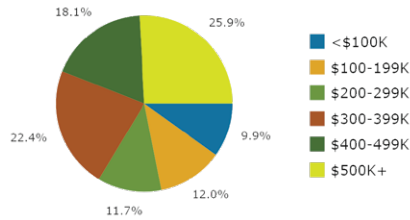
Households



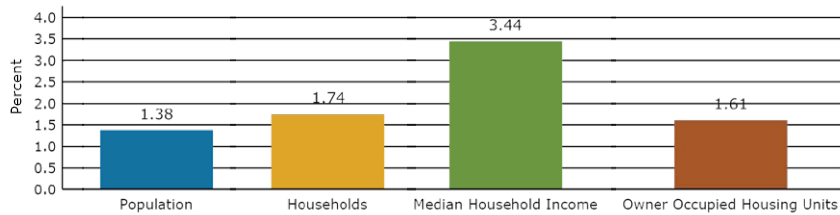
2024 Population by Age



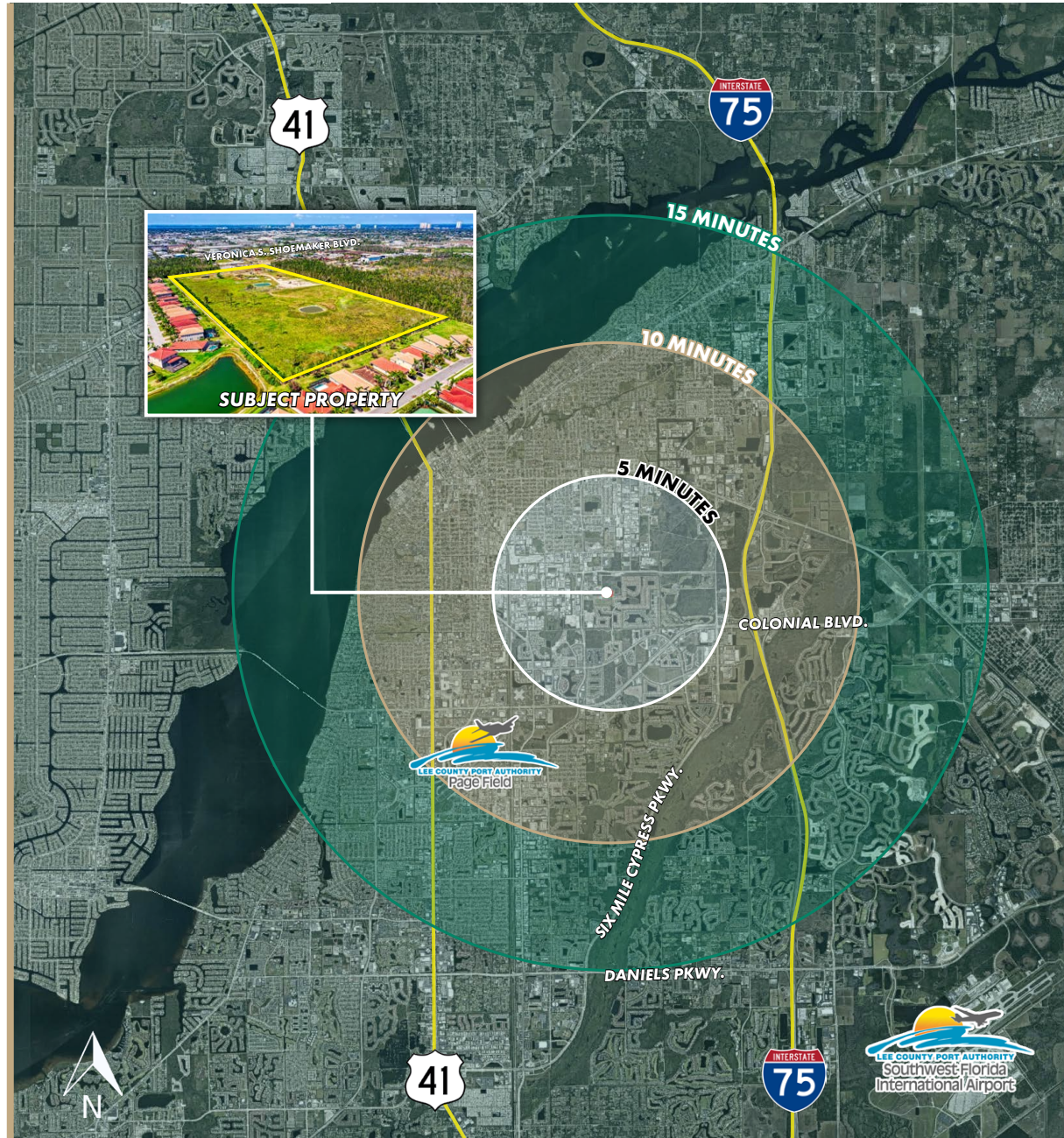
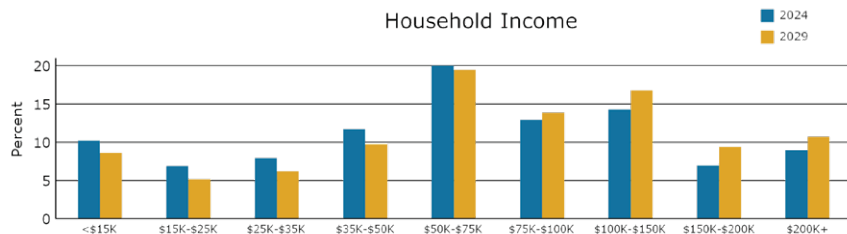
2024 Home Value



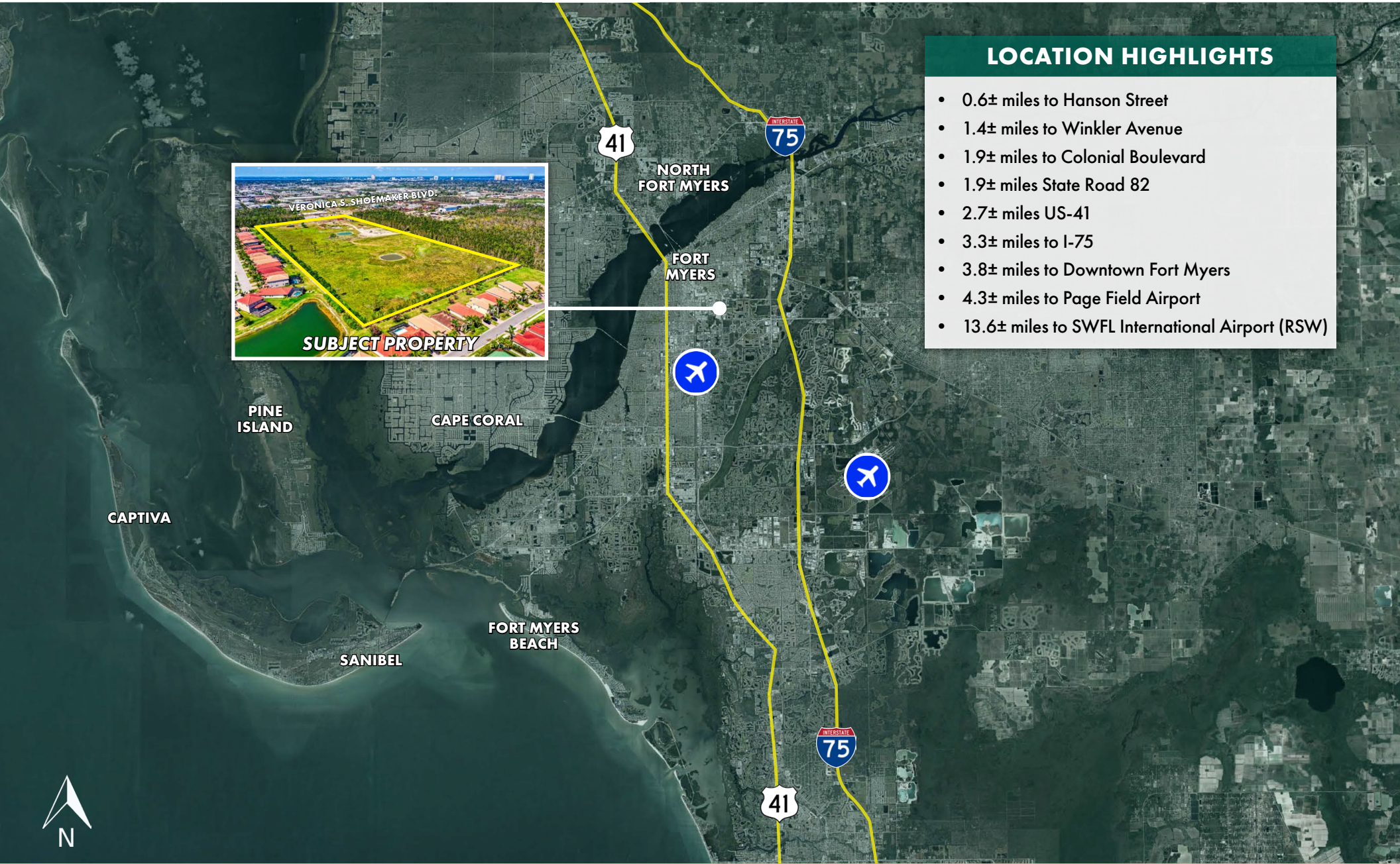
2024-2029 Annual Growth Rate



Household Income



# LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.6± miles to Hanson Street
- 1.4± miles to Winkler Avenue
- 1.9± miles to Colonial Boulevard
- 1.9± miles State Road 82
- 2.7± miles US-41
- 3.3± miles to I-75
- 3.8± miles to Downtown Fort Myers
- 4.3± miles to Page Field Airport
- 13.6± miles to SWFL International Airport (RSW)



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